

2015 Town Meeting
Article 15 Motion
Drive Through Restaurants in Lakeway Overlay District
April 14, 2015

I move that the Town vote to amend the Zoning By-Law of the Town of Shrewsbury Section VI, Table 1-Use Regulations Table, Footnote 27 by amending the following:

27) Banking Machines, as stand-alone structures; ~~Restaurants or other places serving food via drive through window;~~ and Adult bookstore, adult motion picture theater, adult paraphernalia store, adult video store, or establishment which displays lives nudity for its patrons shall be prohibited within the Commercial Business (CB) and Limited Business (LB) districts identified on the map included in section VII, Subsection M – Lakeway Overlay District, Entitled “LAKEWAY OVERLAY DISTRICT, TOWN OF SHREWSBURY”.

Or take any action thereto.

DRAFT

2015 Town Meeting
Article 16 Motion
Inclusionary Housing Definitions
April 14, 2015

I move that the Town vote to amend the Zoning By-Law of the Town of Shrewsbury Section VII.K – Inclusionary Housing Definitions to modify terms as follows:

Local Initiative Program: A program administered by the Massachusetts Department of Housing and Community Development (DHCD) pursuant to ~~760 CMR 45.00~~ **760 CMR 56.00** to develop and implement local housing initiatives that produce low- and moderate-income housing.

Subsidized Housing Inventory: The Department of Housing and Community Development Chapter 40B Subsidized Housing Inventory as provided in ~~760 CMR 31.04~~ **760 CMR 56.00**.

Or take any action thereto.

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2015 Town Meeting

Article 17 Motion

Lakeway Overlay District – Special Permit Conditions for Mixed-Use Developments

April 14, 2015

I move that the Town vote to amend the Zoning By-Law of the Town of Shrewsbury Section VII.M.9.f.2 – Development Regulations for the Lakeway Overlay District as follows:

2. For mixed-use developments that receive a special permit conditions of the decision shall be:
 - (a) An affordable housing use restriction or regulatory agreement approved by the DHCD Local Initiative Program (~~760 CMR 45.00~~) (**760 CMR 56.00**) shall be recorded at the Registry of Deeds.
 - (b) Applicant shall provide evidence acceptable to the town that the unit(s) has/have been approved by the DHCD Local Initiative Program (~~760 CMR 45.00~~) (**760 CMR 56.00**) for listing on the Chapter 40B Subsidized Housing Inventory.

Or take any action thereto.

2015 Town Meeting
Article 18 Motion
Outdoor Display Areas – Site Plan Approval by Planning Board
April 14, 2015

I move that the Town vote to amend the Zoning By-Law of the Town of Shrewsbury Section VII.F.3 – Site Plan Approval by the Planning Board by doing the following:

- a. All Multi-family developments/buildings; any drive-up window; *any outdoor display area*; or any non-residential use which requires twenty (20) or more parking spaces in accordance with Section VII.D; or if the proposed development contains buildings/structures with gross floor areas exceeding twenty thousand (20,000) square feet; or the expansion of existing structures and uses exceeding in total (old and new) twenty (20) parking spaces or twenty-thousand (20,000) square feet of floor area. A Large-Scale Ground-Mounted Solar Photovoltaic Installation is subject to Site Plan Review in accordance with ~~Section VI.F.3~~ *Section VII.F.3* and Section VII.R.

Or take any action thereto.

DRAFT

(11)

2015 Town Meeting
Article 19 Motion
Site Plan Submittal – Plan Scale
April 14, 2015

I move that the Town vote to amend the Zoning By-Law of the Town of Shrewsbury
Section VII.F.3.f.2 – Site Plan Requirements by including:

- 2) Plans shall be prepared at a scale of 1"=40' *or such other scale that is accepted by the Planning Board and shows details clearly and adequately.*

Or take any action thereto.

DRAFT

2015 Town Meeting
Article 20 Motion
Sidewalks in Commercial-Business District
April 14, 2015

I move that the Town vote to amend the Zoning By-Law of the Town of Shrewsbury Section VII, Table 2-Dimensional Table, Footnote 6 by doing the following:

- 6) The first twenty (20) feet of the required front yard shall contain plant materials, in various patterns, designed to provide a continuous landscaped edge to the property in question, except for points of entry and exit. Said landscaping shall be in accordance with section VII.D.2.d.(1). If no public sidewalk exists across the entire frontage of the lot, a paved sidewalk of at least 4 feet in width shall be provided *at the discretion of the Planning Board through Site Plan Approval* within the 20-foot landscaped area *or the public right-of-way*, and as much as possible said sidewalk shall be designed to create a continuous pedestrian walkway with the abutting properties.

Or take any action thereto.

DRAFT

2015 Town Meeting
Article 21 Motion
Indoor or Outdoor Farmers Markets Definition
April 14, 2015

I move that the Town vote to amend the Zoning By-Law of the Town of Shrewsbury Section II, Definitions by doing the following:

By including the following language to "Indoor or outdoor farmers markets"

A farmers' market pursuant to this section is the temporary use of a site for the sale of food and farm produce, ***fine craft and art media***, other farm products, including baked goods, jams and jellies, maple products, honey, farmstead cheeses, flowers, animal products, and eggs. Sale of items are from parked vehicles or temporary display areas. Farmers' markets are also subject to all applicable provisions of the Health Code. ***The definition of 'fine craft and art media' is 100 % produced by the local artisan and original and to be accepted, but not limited to, items using clay, fiber, glass, leather, metal, paper, soap or wood, as well as painting, drawing, photography, sculpture, clothing, jewelry, accessories, weaving, pottery, carvings, furniture, woodworking, illustration, mixed media works and fresh floral and dried flower arrangements in which all components are grown locally or by the Artisan. Unacceptable art products include: "kit" or "assembly line" craft projects; use of artificial flowers or greenery; purchased retail items; mass- or commercially produced kits, or imports." The percentage of crafters should not exceed 12% of the total number of market vendors, thus allowing the vast majority of vendors to be agriculture and food related.***

Or take any action thereto.